091.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,500 / 742,500
					USE VALUE:	742,500 / 742,500
					ASSESSED:	742,500 / 742,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS DEBORAH &
Owner 2:	TRAINOR ROBERT F
Owner 3:	
Street 1:	7 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLLINS DEBORAH -
Owner 2:	-
Street 1:	7 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2691 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	318,300		424,200	742,500
Total Card	0.142	318,300		424,200	742,500
Total Parcel	0.142	318,300		424,200	742,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.97 /Parcel: 275.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,300	0	6,200.	424,200	742,500		Year end	12/23/2021
2021	101	FV	306,100	0	6,200.	424,200	730,300		Year End Roll	12/10/2020
2020	101	FV	306,000	0	6,200.	424,200	730,200	730,200	Year End Roll	12/18/2019
2019	101	FV	240,100	0	6,200.	430,300	670,400	670,400	Year End Roll	1/3/2019
2018	101	FV	240,100	0	6,200.	321,200	561,300	561,300	Year End Roll	12/20/2017
2017	101	FV	240,100	0	6,200.	290,900	531,000	531,000	Year End Roll	1/3/2017
2016	101	FV	240,100	0	6,200.	278,800	518,900	518,900	Year End	1/4/2016
2015	101	FV	238,900	0	6,200.	236,300	475,200	475,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7388

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS DEBORAH	45013-342		4/19/2005	Family	1	No	No		
COLLINS STEPHEN	31210-58		3/15/2000	Family		No	No	4	
	21221-413		6/1/1991		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2004	775	Addition	167,500	C		G6	GR FY06	18X37 ADD W/ PART

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
12/19/2008	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/6/2005	Permit Visit	BR	B Rossignol
4/3/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	70.	0.98	5									424,200						424,200	

PRINT

Date	Time
12/30/21	05:29:30

LAST REV

Date	Time
11/17/21	09:45:42
mmcmakin	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 58528
GIS Ref:
GIS Ref:
Insp Date: 11/20/18

!7388!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	58528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.14233	Total SF/SM:	6200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,200	Spl Credit		Total:	424,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.27351546
Const Adj.:	1.00749993
Adj $ / SQ:	128.307
Other Features:	89644
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390971
Depreciation:	72721
Depreciated Total:	318250

COMMENTS

PDAS WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	

Totals		
0		

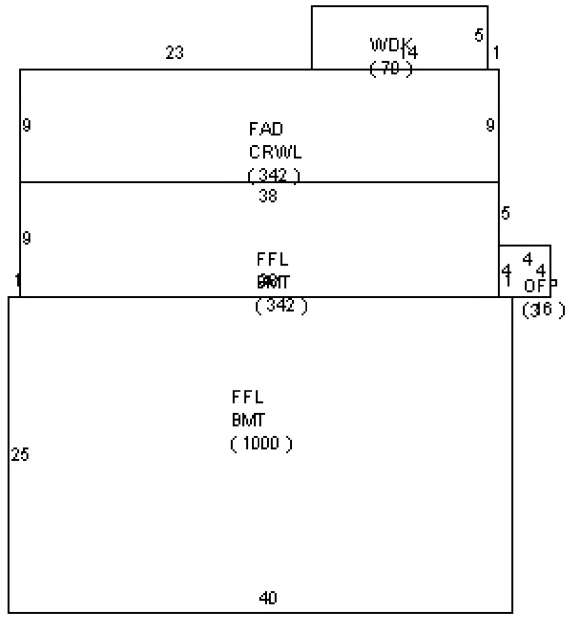
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.31
Special Features:	0	Val/Su Net:	92.15
Final Total:	318300	Val/Su SzAd	189.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,342	57.260	76,839
FFL	First Floor	1,342	128.310	172,188
CRWL	Crawl Space	342	19.250	6,582
FAD	Addition	342	128.310	43,881
WDK	Deck	70	16.120	1,128
OFP	Open Porch	16	44.330	709

Net Sketched Area:	3,454	Total:	301,327
Size Ad	1684	Gross Area	3454	FinArea	2691
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	